

**Resolution 15-\_\_\_\_\_**

**A Resolution of the City of Coon Rapids Granting Approval of a Registered  
Land Survey, Planning Case No. PC 15-1**

**WHEREAS,** application has been made for approval of a registered land survey, pursuant to Section 11-1504.5 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

**WHEREAS,** the Planning Commission on January 15, 2015 recommended approval of the registered land survey of the Property;

**NOW, THEREFORE, BE IT RESOLVED**

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
  - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
  - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
  - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
  - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
  - E. The proposed subdivision will not cause substantial environmental damage.
  - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.
2. Registered land survey approval is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met and complied with, to sign the registered land survey for the Property and to issue

a certified copy of this Resolution giving final approval of the survey.

4. The owner of the Property is authorized to record the registered land survey as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This registered land survey approval may be rescinded 90 days from the date of this resolution if the survey is not recorded within that time.

Adopted this 3rd day of February 2015.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk

STATE OF MINNESOTA )  
COUNTY OF ANOKA     )ss.  
CITY OF COON RAPIDS )

CERTIFICATION OF CLERK

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 15-1.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this \_\_\_\_ day of \_\_\_\_\_, 201\_.

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Joan Lenzmeier, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION

Tract A, REGISTERED LAND SURVEY NO. 86, Anoka County, Minnesota,  
And

Tract B, REGISTERED LAND SURVEY NO. 127, Anoka County, Minnesota, EXCEPT the  
East 120 feet of said Tract B, which lies North of the Westerly extension of the South line of  
Said Tract C of said REGISTERED LAND SURVEY NO. 127

And

Tract A, REGISTERED LAND SURVEY NO. 153, Anoka County, Minnesota.

EXHIBIT B  
CONDITIONS OF APPROVAL

1. All comments of the City Engineer be addressed.
2. All comments of Anoka County Highway Department be addressed.